



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Tuesday 18 June 2019
PANEL MEMBERS	Peter Debnam (Chair), Mark Grayson, Peter Brennan, Steve Kennedy, Marcus Sainsbury
APOLOGIES	John Roseth, Sue Francis, Annelise Tuor
DECLARATIONS OF INTEREST	None

Public meeting held at Northern Beaches Council Chambers, 725 Pittwater Road Dee Why, on 18 June 2019, opened at 2.05pm and closed 3.15pm.

MATTER DETERMINED

2018SNH068 – Northern Beaches –25 Warriewood Road Warriewood– construction of a mixed use development (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The proposed mixed residential development is well resolved, with well-articulated built form, acceptable landscaped areas, and a variety of materials and textures that will blend with the proposed landscape solution.

Further, the Panel considered the development to be an appropriate contextual fit for the site, within the Warriewood Valley Release Area.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included density, building height, car parking, set backs, traffic, suitability of the site, communal open space and delivery access.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Mark Grayson
 Peter Brennan	 Steve Kennedy
 Marcus Sainsbury	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH068 – Northern Beaches - DA2018/1826
2	PROPOSED DEVELOPMENT	Construction of a mixed residential development, comprising residential flat buildings, semi-detached dwellings and dwelling houses, with associated internal roads, site works, landscaping and Community and Strata title subdivision.
3	STREET ADDRESS	Lots 28-29 DP 5464 25-27 Warriewood Road, WARRIEWOOD NSW 2102
4	APPLICANT/OWNER	J & G Knowles & Associates Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No. 55 – Remediation of Land - State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development - State Environmental Planning Policy (Coastal Management) 2018 - State Environmental Planning Policy (Infrastructure) 2007 - Pittwater Local Environmental Plan 2014 - Water Management Act 2000 - Draft environmental planning instruments: Nil - Development control plans: - Pittwater 21 Development Control Plan - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 3 June 2019 - Written submissions during public exhibition: 4 - Verbal submissions at the public meeting: - On behalf of the applicant – Matthew Choi
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Site inspection: 18 June 2019 - Briefing: 13 February 2019 - Final briefing to discuss council's recommendation, 18 June 2019, 12pm. Attendees: <u>Panel members</u>: Peter Debnam (Chair), Mark Grayson, Peter Brennan, Steve Kennedy, Marcus Sainsbury <u>Council assessment staff</u>: Rebecca Englund
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report